

## **Land Development Plan Advisory Committee Minutes**

**Feb. 9, 2006**

**7:00 pm- 9:00 pm**

**Meeting #4**

Attendance: Karen Bridges, Kenneth Orr, Jane Domer, Gary Loflin, Jeff Taylor, Dwight Meredith, Paul Guthrie, John Maddocks, Jane Maddocks, Lloyd Brown, Mel Brooks

Absent: Miles Talbert, Linda Gantt, Lori Moore, Phil Brown.

Staff: Paul Kron (PTCOG), Ann Bailie, Adam Stumb, Diana Schreiber

Mel Brooks passed out information on Lifestyle Centers; specifically in Las Vegas and Mayfaire 16 in Wilmington, NC. Distinguishing characteristics include the backs of buildings facing the street side with parking in non-traditional private spaces. Narrow entrances lead to immediate, but limited parking at shopping areas. Fuller lots are situated behind buildings. Trinity could potentially apply this concept to its land use plan with the city hall at back of a commercial development.

Discussion of the Preliminary Growth Strategy Categories and Map took place.

The objective of the Land Development Plan Advisory Committee is to apply citizen interests to growth placement. Refer to detailed Meeting #3 notes from PTCOG.

1. Land use & growth management
2. Quality of life
3. Community Services & facilities

The workshop resulted in nailing down how the city is to unfold over the next 10-15 years.

Converting from heavy, single-family residential to a more diversified housing sector is an option. Mr. Kron read the "Our Mission" and "Our Vision for Trinity in the Year 2020" sections of the draft mission, vision, goals and policies – Feb. 9, 2006 PTCOG information. Open discussion followed. Mr. Kron expressed that the Committee had concerns regarding the draft vision statement's use of "town square" as being obsolete requiring replacement by the term "modern activity centers".

Policy discussion included Mr. Loflin's suggestion that the City review its streetlight policy to include burying wooden utility poles/ streetlights along thoroughfares such as Rt. 62. Mr. Maddox suggested that the center of town be lighted appropriately. Trinity could follow the lead of Thomasville who updated their poles along Rt. 109. Duke Power is a source of various pole/light fixture pricing. After some discussion, Mr. Kron suggested that the Committee read the vision statement after the meeting, consider its content then make recommendations for changes at the next meeting.

Mr. Kron displayed a series of maps which included primary(red), secondary(orange), transitional areas, rural growth areas, and conservation corridors. Kron provided category definitions. Mr. Lloyd Brown stated that too much impervious surface existed on growth plans. Committee members recommended that the City require developers to include service drives and stub-outs in their commercial and sub-division designs. Current situation is that Trinity is spending \$15 million in sewer projects, estimated completion by 2011. Growth is unavoidable. Existing developments must be accommodated. Since sewer is tied to the Thomasville wastewater treatment plant, growth will lean toward the Thomasville line. Pump systems and the associated gravity systems will determine the direction of growth. Strategic level decisions will reflect where growth can take place. City must decide if new development in secondary growth areas will allow new septic systems or require tie-ons. Certain property is not expected to develop due to landowners opposing sewer pipe installations on their property. Mr. Lloyd suggested that a

balance should be achieved to avoid over-development which would spoil the rural character of Trinity. Sprawl should be avoided.

Future plans include developing a partnership with Archdale, Hillsville and Randolph County for a Wastewater Treatment Plant on the Uwharrie River. This plant would serve rural areas in the southeast sector of Trinity and Randolph County. Thomasville's committed sewer treatment volume reflects short-term solutions to the growth in the northwestern sector of Trinity. Instituting incentives to developers including cluster development in their plans or requiring open spaces in all new developments was suggested.

Discussion of Community Building Principles was led by Mr. Kron. Growth involves utilizing sewer lines to serve the most residents and commercial customers. This process will increase the overall density of Trinity. The committee was requested to consider four principles in their land development planning. Principle #1 involves moving from strip development to activity centers; Mr. Guthrie mentioned that without restrictions, Trinity could eventually mirror Archdale's spotty strip-mall type development. Modern urban planning balances density with green space. Development goals should balance with the city's growth policies. Principle #2 focuses on unconnected roadways being replaced by a "road network". Requiring service drives and stub-outs in commercial and subdivision design could avoid inefficient roadway design. Principle #3 moves from strict "separation of uses" toward mixed use development. Principle #4 entails moving from "conventional development" (urban sprawl) to "clustered development" which utilizes more efficient use of infrastructure.

Review and discussion of preliminary future land use categories involved comparing land use categories of Wentworth, Ramseur and Madison, NC. Of the three, Mr. Kron stated that Wentworth's land development categories would be a "good fit" to Trinity. Rural, rural residential, residential, mixed use (floating district), institutional (church, school), and commercial (added to Wentworth) to include light and heavy industrial with grandfathered business zoning. Neighborhood, village and community activity centers would be considered floating categories.

Next Meeting: March 9, 2006. It was suggested that the Committee meet at 6:30-8:30 p.m. instead of 7 - 9 p.m to accommodate members with other obligations.